

Local Market Update for January 2026

A Research Tool Provided by Longleaf Pine REALTORS®



28312

Fayetteville

Single Family - Existing

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	16	+ 6.7%	15	16	+ 6.7%
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	11	8	- 27.3%	11	8	- 27.3%
Days on Market Until Sale	38	82	+ 115.8%	38	82	+ 115.8%
Median Sales Price*	\$250,000	\$309,250	+ 23.7%	\$250,000	\$309,250	+ 23.7%
Average Sales Price*	\$257,164	\$311,563	+ 21.2%	\$257,164	\$311,563	+ 21.2%
Percent of List Price Received*	95.9%	98.0%	+ 2.2%	95.9%	98.0%	+ 2.2%

Single Family - New Construction

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	36	14	- 61.1%	36	14	- 61.1%
Pending Sales	10	14	+ 40.0%	10	14	+ 40.0%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	43	34	- 20.9%	43	34	- 20.9%
Median Sales Price*	\$417,550	\$494,999	+ 18.5%	\$417,550	\$494,999	+ 18.5%
Average Sales Price*	\$417,550	\$467,539	+ 12.0%	\$417,550	\$467,539	+ 12.0%
Percent of List Price Received*	100.0%	101.4%	+ 1.4%	100.0%	101.4%	+ 1.4%

Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

